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Project: P04-0954
A.P.N. POR. 209-232-001

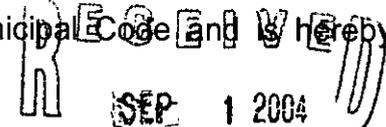
CD - P04-0954



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **JEAN M. DOUGHERTY, a single woman.**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.



DEPT. OF
PUBLIC WORKS

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

18-007702-15

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Julia S. P. 7/26/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

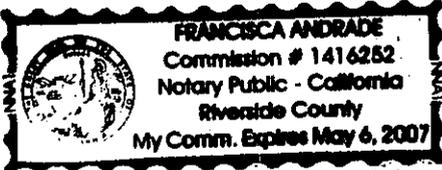
On July 26, 2004, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A - Swiecki,

Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade

Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 13 TOGETHER WITH THAT PORTION OF THE SOUTHERN PACIFIC AND CRESCENT CITY RAILROAD RIGHT OF WAY AS SHOWN ON THE MAP OF ST. ANDREWS TERRACES BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 49, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 13;

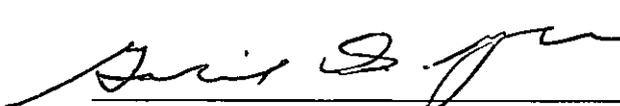
THENCE NORTH 29° 00' 40" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 13 AND THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 101.30 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY;

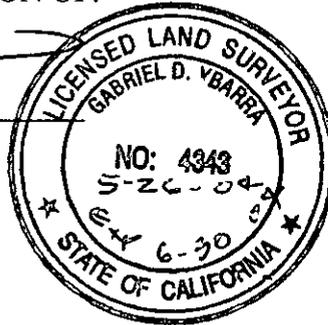
THENCE SOUTH 60° 32' 30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 173.40 FEET TO A POINT ON THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 13;

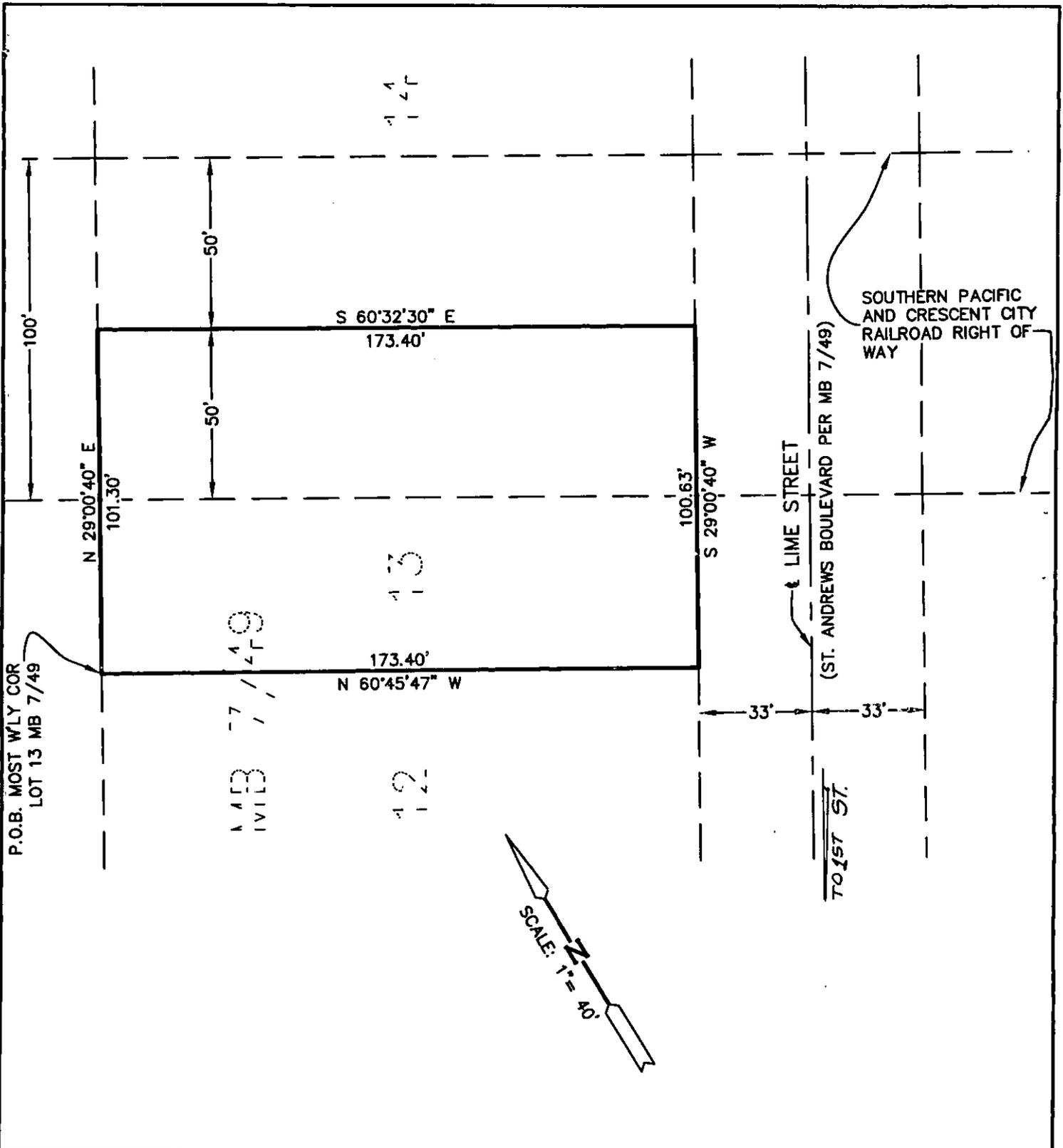
THENCE SOUTH 29° 00' 40" WEST, ALONG SAID NORTHEASTERLY PROLONGATION AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13, A DISTANCE OF 100.63 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 13;

THENCE NORTH 60° 45' 47" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 173.40 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:


GABRIEL D. YBARRA, L.S. 4343





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

25-5

SCALE: N.T.S.

DRAWN BY: *gdy* DATE: 7/26/04

SUBJECT: RAILROAD GRANT DEED - DOUGHERTY

LD-P04-0954

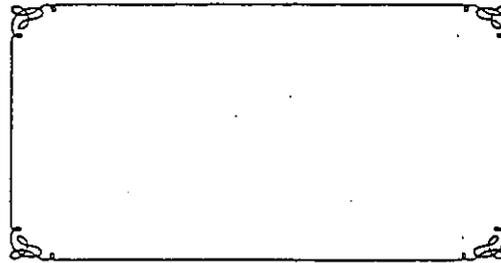
CALIFORNIA NOTARY SEAL / ILLEGIBLE NOTARY SEAL / ILLEGIBLE DOCUMENT
3-In-One Form

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature _____



(This area for official notary seal)

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY: Francisca Andrade
DATE COMMISSION EXPIRES: May 6, 2007
COUNTY WHERE BOND IS FILED: Riverside
COMMISSION NUMBER: 1416252
PLACE OF EXECUTION: Riverside DATE: 7-29-04
SIGNATURE: Julia Higgins

I certify under penalty of perjury under the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

PLACE OF EXECUTION: _____ DATE: _____
SIGNATURE OF DECLARANT _____